

**PRESTON SQUARE, INC., A TEXAS NON-PROFIT HOMEOWNERS'**  
**ASSOCIATION MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **PRESTON SQUARE, INC., A TEXAS NON-PROFIT HOMEOWNERS' ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

**PRESTON SQUARE TOWNHOMES**

2. The name of the association is:

**PRESTON SQUARE, INC., A TEXAS NON-PROFIT HOMEOWNERS' ASSOCIATION**

3. The recording data for the subdivision (plat) is:

**PRESTON SQUARE TOWN HOMES**

**Vol. 72195, Page 0063**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

**Amended and Restated Declaration:**

**Volume 96060, Page 2899**

**Second Amended Bylaw:**

**Instrument No. 201200024162**

- **Document Retention Policy**
- **Assessment Collection/Application Policy**
- **Document Inspection and Copying Policy**
- **Alternative Payment Plan Policy**
- **Email Registration Policy**
- **Solar Energy Device Guidelines**
- **Rainwater Collection Device Guidelines**
- **Roofing Materials Guidelines**
- **Flag Display Guidelines**
- **Religious Item Display Guidelines**

**Rules and Regulations:**

**Instrument No. 201500275626**

**Articles of Incorporation (1986 Amendment)**

**Covenant Enforcement and Fine Policy**

**Instrument No. 201800197520**

**Collection, Priority of Payments,**

**and Payment Plan Policy**

**Instrument No. 201800197520**

**Rules Regarding Leasing**

**Instrument No. 201600332156**

**Violation Fine Structure**

**Instrument No. 202000080180**

**Architectural Review Committee Policy**

**Instrument No. 202100269595**

**Contract for Services Bidding and RFP Policy**

**Instrument No. 202100269597**

**Security Measure Policy**

**Instrument No. 202100269598**

**Swimming Pool Enclosure Policy**

**Instrument No. 202100269600**

**Collection Policy**

**Instrument No. 202100269606**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

N/A

6. The mailing address for the association is as follows:

**PRESTON SQUARE, INC., A TEXAS NON-PROFIT HOMEOWNERS' ASSOCIATION**

c/o Vision Communities Management Incorporated  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management Incorporated**

**5757 Alpha Road, Ste. 680**

**Dallas, Texas 75240**

**Phone: (972) 612-2302**

**Email: [info@vcmtexas.com](mailto:info@vcmtexas.com)**

8. The website address on which the association's dedicatory instruments are available:

[www.vcmtexas.com](http://www.vcmtexas.com)

9. The following fees are charged by the association relating to a transfer of property within the association:

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$175.00	Transfer Fee to management company
\$200.00	Transfer Fee to Preston Square, Inc.

EXECUTED as of April 5<sup>th</sup>, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

Name (printed): SHANNON BALDWIN

Title: VP

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 5<sup>th</sup> day of April, 2022, by Rachel Dotter (name), the Operations (title) authorized agent for Vision Communities Management Incorporated.

Rachel Dotter

Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**

